Ivins City Staff Report
City Council Meeting 12/18/14

Agenda Item: Public Hearing on the Planning Commission recommendation to approve a proposed Preliminary Plan for Red Cliffs Estates located on the Southeast corner of 600 South and Main Street. J&S Investments-owner and Mike Stewart-applicant.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval.

BACKGROUND: Red Cliff Estates is zoned R-1-7.5 (Single Family Residential minimum lot size 7,500 sq ft). This is a conventional subdivision and has 19 lots. The preliminary plan complies with all zoning and subdivision regulations. The TRC has reviewed and recommends approval.

Planning Commission Recommendation: Following the public hearing, the Planning Commission discussed setbacks, drainage, and height requirements. The Planning Commission made recommendation for approval.

FINDINGS AND ANALYSIS:

- Application is complete.
- Preliminary Plan complies with Land Use Ordinances.
- TRC has reviewed and recommends approval.

SUPPORT MATERIALS:

- Application
- Preliminary Plan
- Planning Commission minutes

Respectfully Submitted: Kevin Rudd
Kevin Rudd, Building & Zoning Administrator

Content Review:
Dale Coulam, City Manager